

**Planning and Zoning Commission  
Minutes of May 16, 2019**

**Commissioners Present:** Chairman Hal Lawler, Nick Barrera, Karen Wheeler-Hall, Christina Tschappat, and Jo Ann Pitzer

**Commissioners Absent:** Commissioners Mark Follis, Trey Kendrick, Richard Warren, Lou Ann Martin

**City Staff Present:** City Attorney Knox Askins, Planning Director Teresa Evans, City Planner Ian Clowes, Planning Technician Chase Stewart

**1. CALL TO ORDER:**

Chairman Lawler called the meeting to order at 6:03 p.m.

**2. ROLL CALL OF MEMBERS:**

Commissioners Mark Follis, Trey Kendrick, Richard Warren, Lou Ann Martin were absent for the meeting.

**3. Consider Approval of Meeting Minutes:**

a) March 21, 2019 Minutes

**Motion** by Commissioner Barrera to approve the proposed meeting minutes

**Second** by Commissioner Wheeler-Hall

**Motion to approve carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None

**Motion to approve passes, 5-0**

**4. Preliminary Plat):** Consider approval of a Preliminary Plat for the Morgan's Landing, Section 6; a single family residential development consisting of 39 lots on 7.77 acres located off of Bay Area Blvd.

**Staff Presentation (Preliminary Plats):** City Planner, Ian Clowes, presented 4 individual preliminary plats to the Commission for their consideration. Each of the plats are sections of the Morgan's Landing Subdivision and were voted on separately by the Commission.

**Motion** by Commissioner Barrera to approve a Preliminary Plat for Morgan's Landing, Section 6.

**Second** by Commissioner Tschappat

**Motion to approve carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None

**Motion to approve passes, 5-0**

5. **Preliminary Plat:** Consider approval of a Preliminary Plat for Morgan's Landing, Section 7; a single family residential development consisting of 70 lots on 16.4 acres located off of Bay Area Blvd.

**Motion** by Commissioner Tschappat to approve a Preliminary Plat for Morgan's Landing, Section 7

**Second** by Commissioner Wheeler-Hall      **Motion to approve carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

6. **Preliminary Plat:** Consider approval of a Preliminary Plat for Morgan's Landing, Section 8; a single family residential development consisting of 55 lots on 16.9 acres located off of Bay Area Blvd

**Motion** by Commissioner Wheeler-Hall to approve a Preliminary Plat for Morgan's Landing, Section 8

**Second** by Commissioner Barrera      **Motion to approve carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

7. **Preliminary Plat:** Consider approval of a Preliminary Plat for Bay Landing Circle; a street dedication located within the Morgan's Landing Subdivision.

**Motion** by Commissioner Barrera to approve the Preliminary Plat for Bay Landing Circle; a street dedication located within the Morgan's Landing Subdivision

**Second** by Commissioner Tschappat      **Motion to approve carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

8. **Resolution:** Discussion and possible action on a Planning and Zoning Commission recommendation to the City Council to utilize two areas of undeveloped public right-of-way located on portions of S. Lobit St. and Jefferson St., fronting Galveston Bay, for park/recreation purposes.

**Question/Discussion:** Members of the Planning and Zoning Commission asked Ian Clowes if staff had reached out to the adjacent property owners regarding the development of “pocket parks” in the subject rights of way. Members of the Commission noted that while these sections of right of way are not privately owned, the adjacent property owners would likely object to the development of right-of-way into accessible public parks. Additionally, Commission members elected to not take action at this time due to the absence of Commissioner Follis, the Commission member that originally approached the Planning and Zoning Commission with this proposal.

**Motion** by Commissioner Wheeler-Hall to table continued discussion and possible action of a recommendation to the City Council to utilize two areas of undeveloped public right-of-way located on portions of S. Lobit St. and Jefferson St., fronting Galveston Bay, for park/recreation purposes.

**Second** by Commissioner Tschappat

**Motion to table carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None

**Motion to table passes, 5-0**

**9. Discussion:**

- a) Pre-application request to abandon and close the W. M St. right-of-way between S 16<sup>th</sup> St. and S 13<sup>th</sup> St.
  - City Planner, Ian Clowes discussed a request by an applicant to close a portion of the W. M St. right of way. The commission supported the idea of leaving that portion of the right of way open for future road improvements.
- b) Creation of a right-of-way Connectivity Master Plan
  - City Planner, Ian Clowes approached the Commission with a proposal from staff to develop a Connectivity Master Plan. The Master Plan would be beneficial for staff to efficiently determine future right of way development throughout the City.

**10. Administrative Reports:** No reports from staff

**11. Commission Comments:** No comments from the commission

**12. Adjourn**

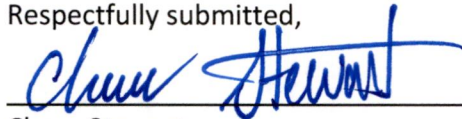
**Motion** by Commissioner Barrera to adjourn the Planning and Zoning Commission meeting at 7:08 PM

**Second** by Commissioner Tschappat      **Motion to approve carried**

**Ayes:** Commissioners Barrera, Wheeler-Hall, Tschappat, Pitzer, and Chairman Lawler

**Nays:** None      **Motion to approve passes, 5-0**

Respectfully submitted,



Chase Stewart  
Planning Technician

Passed and Approved on August 15<sup>th</sup>, 2019.



Hal Lawler  
Chairman, Planning and Zoning Commission

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Trey Kendrick  
Secretary, Planning and Zoning Commission